

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1405 AND 1415 EAST RIVERSIDE DRIVE FROM  
3 FAMILY RESIDENCE (SF-3) DISTRICT AND LIMITED OFFICE (LO)  
4 DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL  
5 OVERLAY (GR-MU-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from family residence (SF-3) district and limited office (LO)  
11 district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining  
12 district on the property described in Zoning Case No. C14-04-0030, on file at the  
13 Neighborhood Planning and Zoning Department, as follows:  
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15 A 1.061 acre tract of land, more or less, out of the Santiago Del Valle Grant in the  
16 City of Austin, the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance; and  
18

19 Lot 2, Block A, The Schuler Subdivision, a subdivision in the City of Austin,  
20 Travis County, Texas, according to the map or plat of record in Document No.  
21 200300013, of the Official Public Records of Travis County, Texas (the  
22 "Property"),  
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24 locally known as 1405 and 1415 East Riverside Drive, in the City of Austin, Travis  
25 County, Texas, and generally identified in the map attached as Exhibit "B".  
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27 PART 2. The Property within the boundaries of the conditional overlay combining district  
28 established by this ordinance is subject to the following conditions:  
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30 ~~A.~~ A site plan or building permit for the Property may not be approved, released,  
31 or issued, if the completed development or uses of the Property, considered  
32 cumulatively with all existing or previously authorized development and uses,  
33 generate traffic that exceeds 2,000 trips per day.  
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35 B. Development of the Property shall comply with the following:  
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37 1. The maximum impervious cover is 85 percent.

- 1           2.    Non-residential uses of the Property may not exceed 35,000 square feet  
2           of gross floor area.  
3  
4           3.    Except as provided in Subsection 4, the maximum number of residential  
5           units is 45.  
6  
7           4.    The number of residential units may increase to 65 if development  
8           complies with Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed*  
9           *Use Buildings*) ~~as follows:~~
- 10
- 11           a.    The Property is exempt from the dimensional standards identified  
12           in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).  
13  
14           b.    The Property is subject to the parking reductions identified in  
15           Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).  
16  
17           c.    Ten percent of residential units in a vertical mixed use building  
18           shall be reserved for ~~rental~~ by households earning no more than 80  
19           percent of the Annual Median Family Income.  
20
- 21           5.    No development, except for landscaping, screening, or underground  
22           drainage and utility crossings, is allowed on Lots 15 and 16, Block 12,  
23           Bellvue Park Subdivision.  
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25       C.    The following uses are prohibited uses of the Property:

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27           Automotive repair services	Automotive rentals
28           Automotive sales	Automotive washing (of any type)
29           Pawn shop services	Service station

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31       D.    Drive-in service is prohibited as an accessory use to a commercial use.  
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33    Except as specifically restricted under this ordinance, the Property may be developed and  
34    used in accordance with the regulations established for the community commercial (GR)  
35    base district, the mixed use (MU) combining district, and other applicable requirements of  
36    the City Code.  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, 2007

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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk